



FOR CLERK USE ONLY

City Council

Item No. 17

CITY COUNCIL AGENDA FACT SHEET

Community Development

October 19, 2010

Department

Requested Date

1. Request:

Council Approval ☒Other (specify) ☐Information Only/
Presentation ☐Hearing ☐

2. Requested Action:

Hold public hearing, receive input and adopt General Plan Amendment No. 2010-02, Zone Change No. 2010-02 (Conduct first reading) and corresponding Negative Declaration No. 2010-02.

3. Fiscal Impact:

Revenue:

Increase ☐Decrease ☐

Cost:

Increase ☐Decrease ☐Does Not Apply ☒Source: Amount: Source: Amount:

N/A

4. Reviewed By:

Finance Dept. on By: Comments: City Attorney on By: Comments:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

CLERK USE ONLY:

CITY COUNCIL DATE: Action ☐Consent ☐Hearing ☐Filing ☐Presentation ☐Other(specify) Reviewed by: City Clerk Date City Manager Date

CITY COUNCIL AGENDA REPORT

SUBJECT: (UA2010-05) Public Hearing - General Plan Amendment No. 2010-02 and Zone Change No. 2010-02 (Raul & Alice Estrada).
Proposed general plan amendment from CH, Commercial Highway to HDR, High Density Residential usage and subsequent zone change from CH and IND, Commercial Highway and Industrial to R-A, Residential Apartment (12.1 to 20 units/acre) for 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue.

AGENDA DATE: October 19, 2010

PREPARED BY: Mark Vasquez, Associate Planner

REVIEWED BY: Armando G. Villa, Director of Planning & Community Development Services



APPROVED FOR AGENDA BY: Victor Carrillo, City Manager

RECOMMENDATION: Hold public hearing and receive input from City staff and the public. After public hearing, move for:

- 1) Adoption of Resolution No. 2010-__ approving Negative Declaration No. 2010-02 without monitoring plan for General Plan Amendment No. 2010-02 and Zone Change No. 2010-02.
- 2.) Adoption of Resolution No. 2010- __ approving General Plan Amendment No. 2010-02.
- 3.) Conduct first reading by title only (waive full reading) and introduce Ordinance No. 2010-__ approving Zone Change No. 2010-02.

FISCAL IMPACT: None.

PROJECT REQUESTS

- Negative Declaration No. 2010-02: City of Calexico staff reviewed the project and determined that no significant environmental impacts would result with the proposal. Negative Declaration (ND) No. 2010-02 was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq).

- General Plan Amendment No. 2010-02: The requested General Plan Amendment would redesignate the project site from CH, Commercial Highway to HDR, High Density Residential usage.
- Zone Change No. 2010-02: The requested Zone Change would re-zone the project site from CH and IND, Commercial Highway and Industrial to RA, Residential Apartment (12.1 to 20 units/acre).

BACKGROUND

The proposed applications are being submitted in order to allow for future development of approximately 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue. The parcel is vacant and generally characterized by relatively flat topography and common non-native vegetation. A Negative Declaration for the project was completed by city staff and mailed to all responsible agencies for a 20 day public review period which started on September 2, 2010 and ended on September 22, 2010. No adverse comments were received by responsible reviewing agencies.

A development agreement facilitating development of the property in a manner which the city and property owner intend to be consistent with and beneficial to other approved adjacent land uses was approved by the Planning Commission on June 28, 2010 and by the City Council on August 3, 2010 (see attached resolutions).

The Planning Commission held a duly noticed public hearing on September 27, 2010 and approved the resolutions to recommend that Council approve this application. The City Council Public Hearing for the project was duly noticed in the Calexico Chronicle on Thursday, October 7, 2010 including direct mailing to all property owners located within 300' foot radius of the project site. The public hearing was also posted on the city's internet web site and in front of City Hall. A letter was also mailed to the applicant advising him of the public hearing.

PROJECT LOCATION

The subject property consists of approximately thirty-three and 9/10 (33.09) acres, designated as the "Remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the office of the County Recorder of Imperial County on September 13, 2002. The subject property is bounded by the Central Main Canal to the north, truck storage to the west, Robinson Avenue to the south, and State Route 111 to the east. The site is bounded to the north by Commercial Highway Specific Plan zoning, and west by the IND zone, to the South by C-H zoning and to the east by the C-H zone.

ENVIRONMENTAL SETTING

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	<i>Vacant</i>	<i>(CH/IND) Commercial Highway/Industrial</i>	<i>Commercial Highway</i>
North	<i>Vacant Land</i>	<i>(CH) Commercial Highway Specific Plan</i>	<i>Commercial Highway Specific Plan</i>
South	<i>Restaurant and Hotel Uses</i>	<i>(C-H) Commercial Highway</i>	<i>Commercial Highway</i>
East	<i>Commercial Retail Uses</i>	<i>(C-H) Commercial Highway</i>	<i>Commercial Highway</i>
West	<i>Truck Storage Yard</i>	<i>(IND) Industrial</i>	<i>Industrial</i>

PROJECT DESCRIPTION(S)

Project implementation requires city approval of the following documents and discretionary applications: (1) Negative Declaration, (2) General Plan Amendment, (3) Zone Change. The following describes each of these applications and documents.

1. **Negative Declaration No. 2010-02**

Based upon the Initial Study conducted on the project by city staff, it was concluded that no significant environmental impacts would result from the proposal. Because no specific development is proposed, the environmental analysis was not project specific but was conducted instead as a program or policy level Negative Declaration (ND) to provide the necessary environmental evaluation of the proposed General Plan amendment and zone change. The ND was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq).

2. **General Plan Amendment No. 2010-02**

The requested General Plan Amendment would re-designate the project site from CH, Commercial Highway usage to HDR, High Density Residential (12.1-20 units/acre) usage in order to ensure conformity with the City's General Plan.

3. **Zone Change No. 2010-02**

The requested Zone Change would re-zone the project site from CH/IND, Commercial Highway/Industrial to RA, Residential Apartment (12.1-20 units/acre). This proposed zoning would be consistent with the proposed General Plan amendment and the city's zoning classifications.

ANALYSIS AND DISCUSSIONS

Staff supports the proposed applications and recommends approval of the requested Negative Declaration, General Plan Amendment and Zone Change, for the following reasons.

1. Negative Declaration No. 2010-02

The Negative Declaration is a policy level analysis and not project level. Physical development is not being proposed at this time nor analyzed in the Negative Declaration. Any future proposals could require additional entitlements and approval by the City. It would be at that time that a project level environmental analysis would be conducted to address any potential impacts of a site specific development, such as noise, traffic air quality, etc. The Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq.). As discussed, the proposal would not result in any significant impacts.

2. General Plan Amendment Change No. 2010-02

In order to allow for future development of the site, staff recommends approval of the requested General Plan Amendment which will re-designate the project site from CH, Commercial Highway usage to HDR, High Density Residential usage. The General Plan Amendment is proper because the new designation would create consistency with the City's zoning classifications. In addition, the amendment is not considered detrimental to the health, safety, and general welfare of any neighboring properties or the citizens.

3. Zone Change No. 2010-02

In order allow to allow for future development of the site, staff recommends approval of the requested Zone Change which will re-zone the project site from CH/IND, Commercial Highway/Industrial Development to R-A, Residential Apartment (12.1-20 units/acre). The Zone Change is proper because the new classification would create consistency with the parcel's General Plan Land Use designation in accordance with state law.

Collectively, these applications would re-designate and change zoning to allow future construction of multi-family residential developments. These actions could be characterized as efforts to comply with housing element policies by changing zoning to allow higher density residential. Per the 2009 Adopted and Certified Housing Element, approximately 30 acres of land were required to be changed to higher density residential usage. The above application would comply with the housing element directive.

SUMMARY AND RECOMMENDATIONS

The foregoing report described the general plan amendment and zone change as proposed.

It is staff recommendation that the City Council open the public hearing and allow input from all persons interested in the proposed project. Because the proposal would be consistent with the general plan and housing element, it is staff recommendation that the proposed general plan amendment and zone change be recommended for approval.

PREPARED BY: **MARK VASQUEZ, ASSOCIATE PLANNER**

APPROVED BY: _____
 ARMANDO G. VILLA, ASSISTANT CITY MANAGER

EXHIBITS:

- A. Staff Report to Planning Commission (which includes a copy of Negative Declaration 2010-02).
- B. Official Planning Commission Recommendation and Findings (P.C. Resolution No.'s 2010-18, 19 & 20).
- C. City Council draft Negative Declaration Resolution.
- D. City Council draft General Plan Amendment Resolution.
- E. City Council draft Zone Change Ordinance.

Agenda Item No. _____
Page _____ Of _____

CITY OF CALEXICO

PLANNING COMMISSION MEETING AGENDA

CARLTON HARGRAVE, CHAIRPERSON
DANIEL CHAIREZ, COMMISSIONER
CESAR RODRIGUEZ, COMMISSIONER
ULISES CARDENAS, COMMISSIONER
EDUARDO LOPEZ, COMMISSIONER
ARMANDO G. VILLA, ASSISTANT CITY MANAGER

WWW.CALEXICO.CA.GOV
(760) 768-2118 PHONE
(760) 357-7862 FAX
CITY COUNCIL CHAMBERS
608 HEBER
CALEXICO, CA 92231

Monday, September 27, 2010
6:30 P.M.

NOTICE:

This is a public meeting. Appropriate public decorum is observed. If you wish to speak regarding any item on the agenda, please wait until the item is under discussion. The chairman will request comments during that item. Approach microphone and state purpose of your concerns. If you wish to address the commission on any item not on the agenda you may do so during the public comment portion of agenda.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

(Please read & complete a Speaker's Form at the podium, prior to the start of the Planning Commission Meeting).

CONSENT ITEMS

1. Special Planning Commission Meeting Minutes for September 14, 2010.

PUBLIC HEARING ITEMS

(Please read & complete a Speaker's Form at the podium prior to the start of the Planning Commission Hearing. The Chairperson will call on you to speak when your item is called).

PAGE 2 -- PLANNING COMMISSION AGENDA-- SEPTEMBER 27, 2010

2. Uniform Application 2010-05 -- Negative Declaration No. 2010- 02, General Plan Amendment No. 2010-02 and Zone Change No. 2010-02- The project proposes a General Plan Amendment from CH, Commercial Highway to HDR, High Density Residential usage and Zone Change from CH/I, Commercial Highway/ Industrial to RA, Residential Apartment (12.1 to 20.0 DU/AC) on approximately 33.09 acres of land located at the corner of the Scaroni frontage Road and Robinson Avenue (Remainder Parcel of Parcel Map No. 059-010-20, filed on September 13, 2002, at Book 11, Page 87 of Parcel Maps, in the Office of the County Recorder of the County of Imperial, State of California.). The proposed general plan amendment and zone change would create consistency in accordance with state law.

Presentation: Armando Villa, Director of Planning and Community Development

Recommendation: Open public hearing, solicit public input, close public hearing and adopt proposed resolution(s).

BUSINESS ITEMS

REORGANIZATION OF PLANNING COMMISSION

3. Selection of Chairperson and Vice Chairperson for 2010-2011.

STAFF COMMENTS

PLANNING COMMISSIONER'S COMMENTS

FUTURE AGENDA ITEMS

ADJOURNMENT

PLANNING COMMISSION MINUTES

THE PLANNING COMMISSION OF THE CITY OF CALEXICO MET IN A SPECIAL SESSION ON THE 14th DAY OF SEPTEMBER, 2010 AT 7:00 PM. AT THE CITY HALL COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER.

The meeting was called to order at 6:30 p.m. by Chairperson Hargrave and those present were led in the Pledge of Allegiance.

ATTENDANCE.

Chairperson:	Carlton Hargrave
Commissioner:	Daniel Chairez
Commissioner:	Eduardo Lopez
Commissioner:	Cesar Rodriguez
Commissioner:	Ulises Cardenas

CITY STAFF:	Victor Carrillo, City Manager
	Armando G. Villa, Assistant City Manager
	Barbara Luck, Deputy City Attorney
	Lali Montes, Recording Clerk

PUBLIC COMMENTS

The Chairperson opened the meeting for public comments.

CONSENT AGENDA

1. It was recommended by Commissioner Lopez and seconded by Commissioner Rodriguez that the Minutes for June 14, 2010 be approved.

ROLL CALL:	AYES:	Cárdenas, López, Hargrave, Higuera, Rodriguez.
	NOES:	None
	ABSENT:	None
	ABSTAIN:	None

2. It was recommended by Commissioner Lopez and seconded by Commissioner Rodriguez that the Minutes for June 28, 2010 be approved.

ROLL CALL: AYES: Cárdenas, López, Hargrave, Higuera, Rodriguez.
 NOES: None
 ABSENT: None
 ABSTAIN: None

3. Uniform Application 2010-06 – Conditional Use Permit 2010-03- A conditional use permit is being requested in order to allow the construction of approximately 219,220 sf. of building space for the establishment of a group care facility, convalescent home and hospital for neurological and memory loss & training center for veterans as required by Section 17.05.120.C.(2) and (7) of the Calexico Municipal Code. The project site is within the Towncenter Plaza located along Cole Road, Sunset Drive and Towncenter Drive. The property is zoned C-H (Commercial Highway).

Armando G. Villa, Secretary, gave a brief explanation of the Town Center Industrial Park approved in 2007.

The Chairperson opened the public hearing.

Karla Flores, resident of Calexico, spoke in favor of the project and explained the benefits of the project on the community.

Daniel Fitzgerald, Imperial County Enterprise Zone manager, spoke in favor of the project.

Chairperson Hargrave closed the public hearing.

Richard Neault, applicant, further explained the concept of the medical facility and mentioned that the facility would pay for itself over time.

Commissioner Lopez, asked when construction would start?

Mr. Neault, expressed his interest in starting as soon as possible.

Chairperson Hargrave asked how many jobs will this generate?

Mr. Neault, said between six and eight hundred jobs would be created.

Commissioner Chairez, asked if the citizens from Calexico would be able to use the facility.

After a lengthy discussion, it was moved by Chairperson Hargrave and seconded by

Commissioner Cardenas that the Planning Commission grant approval of Conditional Use Permit No. 2010-03, with the adoption of Resolution No. 2010-18.

ROLL CALL: AYES: Rodriguez, Higuera, Hargrave, López, Cárdenas.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None

STAFF COMMENTS

The secretary mentioned that on the next regular Planning Commission, he would schedule the re-organization of the Chairperson and Vice Chairperson for 2010-2011.

Commissioner Lopez, requested that Mr. Morales, Building Manager, provide an update of the downtown area.

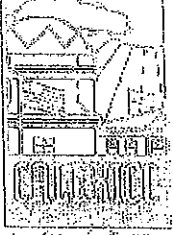
ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45P.M.

Carlton Hargrave, Chairperson

Attest:

Armando G. Villa
Secretary – Director



PLANNING COMMISSION STAFF REPORT

DATE: Monday, September 27, 2010

TO: Chairman and Members of the Planning Commission

FROM: Armando G. Villa, Director of Community Development *[Signature]*

PREPARED BY: Mark Vasquez, Associate Planner *[Signature]*

PROJECT TITLE: Uniform Application No. 2010-05
Negative Declaration No. 2010-02; General Plan Amendment No. 2010-02 and Zone Change No. 2010-02 (Raul and Alice Estrada)

APPLICANT: City of Calexico
608 Heber Avenue
Calexico, CA 922231

OWNER: Raul and Alice Estrada
675 W. Main Street
El Centro, Ca. 92243

PROJECT REQUESTS

- Negative Declaration No. 2010-02: City of Calexico staff reviewed the project and determined that no significant environmental impacts would result with the proposal. Negative Declaration (ND) No. 2010-02 was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq).
- General Plan Amendment No. 2010-02: The requested General Plan Amendment would redesignate the project site from CH, Commercial Highway to HDR, High Density Residential usage.
- Zone Change No. 2010-02: The requested Zone Change would re-zone the project site from CH and IND, Commercial Highway and Industrial to RA, Residential Apartment (12.1 to 20 units/acre).

PROJECT TITLE: UNIFORM APPLICATION NO. 2010-05; NEGATIVE
DECLARATION NO. 2010-02; GENERAL PLAN
AMENDMENT NO. 2010-02; AND ZONE CHANGE NO.
2010-02.

BACKGROUND

The proposed applications are being submitted in order to allow for future development of approximately 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue. The parcel is vacant and generally characterized by relatively flat topography and common non-native vegetation. A Negative Declaration for the project was completed by city staff and mailed to all responsible agencies for a 20 day public review period which started on September 2, 2010 and ended on September 22, 2010. Comments from (1) one agency were received with a response provided by city staff addressing their concerns with respect to minor revisions.

A development agreement facilitating development of the property in a manner which the city and property owner intend to be consistent with and beneficial to other approved adjacent land uses was approved by the Planning Commission on June 28, 2010 and by the City Council on August 3, 2010

The Public Hearing for the project was duly noticed in the Calexico Chronicle on Thursday September 16, 2010 including direct mailing to all property owners located within 300' radius of the project site. The public hearing was also posted on the city's internet web site and in front of City Hall. A letter was also mailed to the applicant advising him of the public hearing.

PROJECT LOCATION

The subject property consists of approximately thirty-three and 9/10 (33.09) acres, designated as the "Remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-2345 in Book 11 of parcel maps at Page 87 in the office of the County Recorder of Imperial County on September 13, 2002. The subject property is bounded by the Central Main Canal to the north, truck storage to the west, Robinson Avenue to the south, and State Route 111 to the east. The site is bounded to the north by Commercial Highway Specific Plan zoning, and west by the IND zone, to the South by C-H zoning and to the east by the C-H zone.

PLANNING COMMISSION STAFF REPORT

SEPTEMBER 27, 2010

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PROJECT TITLE: UNIFORM APPLICATION NO. 2010-05: NEGATIVE
DECLARATION NO. 2010-02; GENERAL PLAN
AMENDMENT NO. 2010-02; AND ZONE CHANGE NO.
2010-02.

ENVIRONMENTAL SETTING

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	<i>Vacant</i>	<i>(CH/IND) Commercial Highway/Industrial</i>	<i>Commercial Highway</i>
North	<i>Vacant Land</i>	<i>(CH) Commercial Highway Specific Plan</i>	<i>Commercial Highway Specific Plan</i>
South	<i>Restaurant and Hotel Uses</i>	<i>(C-H) Commercial Highway</i>	<i>Commercial Highway</i>
East	<i>Commercial Retail Uses</i>	<i>(C-H) Commercial Highway</i>	<i>Commercial Highway</i>
West	<i>Truck Storage Yard</i>	<i>(IND) Industrial</i>	<i>Industrial</i>

PROJECT DESCRIPTION(S)

Project implementation requires city approval of the following documents and discretionary applications: (1) Negative Declaration, (2) General Plan Amendment, (3) Zone Change. The following describes each of these applications and documents.

1. Negative Declaration No. 2010-02

Based upon the Initial Study conducted on the project by city staff, it was concluded that no significant environmental impacts would result from the proposal. The environmental analysis was not project specific but was conducted instead as a program or policy level Negative Declaration (ND) to provide the necessary environmental evaluations and clearances for the project. The ND was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq). As stated, the environmental analysis was not project specific but was conducted as a program Negative Declaration.

2. General Plan Amendment No. 2010-02

The requested General Plan Amendment would re-designate the project site from CH, Commercial Highway usage to HDR, High Density Residential (12.1-20 units/acre) usage in

PROJECT TITLE: UNIFORM APPLICATION NO. 2010-05; NEGATIVE
DECLARATION NO. 2010-02; GENERAL PLAN
AMENDMENT NO. 2010-02; AND ZONE CHANGE NO.
2010-02.

order to ensure conformity with the City's General Plan.

3. Zone Change No. 2010-02

The requested Zone Change would re-zone the project site from CH/IND, Commercial Highway/Industrial to RA, Residential Apartment (12.1-20 units/acre). This proposed zoning would be consistent with the proposed General Plan amendment and the city's zoning classifications.

ANALYSIS AND DISCUSSIONS

Staff supports the proposed applications and recommends approval of the requested Negative Declaration, General Plan Amendment and Zone Change, for the following reasons.

1. Negative Declaration No. 2010-02

The Negative Declaration is a policy level analysis and not project level. Physical development is not being proposed at this time nor analyzed in the Negative Declaration. Any future proposals could require additional entitlements and approval by the City. It would be at that time that a project level environmental analysis would be conducted to address impacts such as noise, traffic air quality, etc.... The Negative Declaration was prepared in accordance with provisions contained in the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq, and the CEQA Guidelines (Section 15000 et seq.). As discussed, the proposal would not result in any significant impacts.

2. General Plan Amendment Change No. 2010-02

In order to allow for future development of the site, staff recommends approval of the requested General Plan Amendment which will re-designate the project site from CH, Commercial Highway usage to HDR, High Density Residential usage.

3. Zone Change No. 2010-02

In order allow to allow for future development of the site, staff recommends approval of the requested Zone Change which will re-zone the project site from CH/IND, Commercial Highway/Industrial Development to R-A, Residential Apartment (12.1-20 units/acre).

Collectively, these applications would re-designate and change zoning to allow future construction of multi-family residential developments. These actions could be characterized as efforts to comply with housing element policies by changing zoning to allow higher density residential. Per the 2009 Adopted and Certified Housing Element, approximately 30 acres of land were required to be changed to higher density residential usage. The above application

PLANNING COMMISSION STAFF REPORT

SEPTEMBER 27, 2010

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PROJECT TITLE:

UNIFORM APPLICATION NO. 2010-05; NEGATIVE
DECLARATION NO. 2010-02; GENERAL PLAN
AMENDMENT NO. 2010-02; AND ZONE CHANGE NO.
2010-02.

would comply with the housing element directive.

SUMMARY AND RECOMMENDATIONS

The foregoing report described the general plan amendment and zone change as proposed.

Options available to the Commission regarding the project include the following:

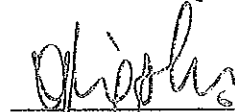
1. Motion to approve the project with the adoption of the required findings.
2. Motion to deny the project with the adoption of the required findings against the proposal.
3. Motion to continue the hearing for further study.

It is staff recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposal would be consistent with the general plan and housing element, it is staff recommendation that the proposed general plan amendment and zone change be recommended for approval by taking the following action:

Approve Resolution No. 2010-__ (attachment 2) recommending to the City Council adoption of Negative Declaration No. 2010-02; Resolution No. 2010-__ (attachment 3) recommending to the City Council approval of General Plan Amendment No. 2010-02; and Resolution No. 2010-__ (attachment 4) recommending to the City Council approval of Zone Change No. 2010-02.

PREPARED BY: MARK VASQUEZ, ASSOCIATE PLANNER

APPROVED BY:



ARMANDO G. VILLA, ASSISTANT CITY MANAGER

PLANNING COMMISSION STAFF REPORT

SEPTEMBER 27, 2010

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PROJECT TITLE: UNIFORM APPLICATION NO. 2010-05; NEGATIVE
DECLARATION NO. 2010-02; GENERAL PLAN
AMENDMENT NO. 2010-02; AND ZONE CHANGE NO.
2010-02.

ATTACHMENTS

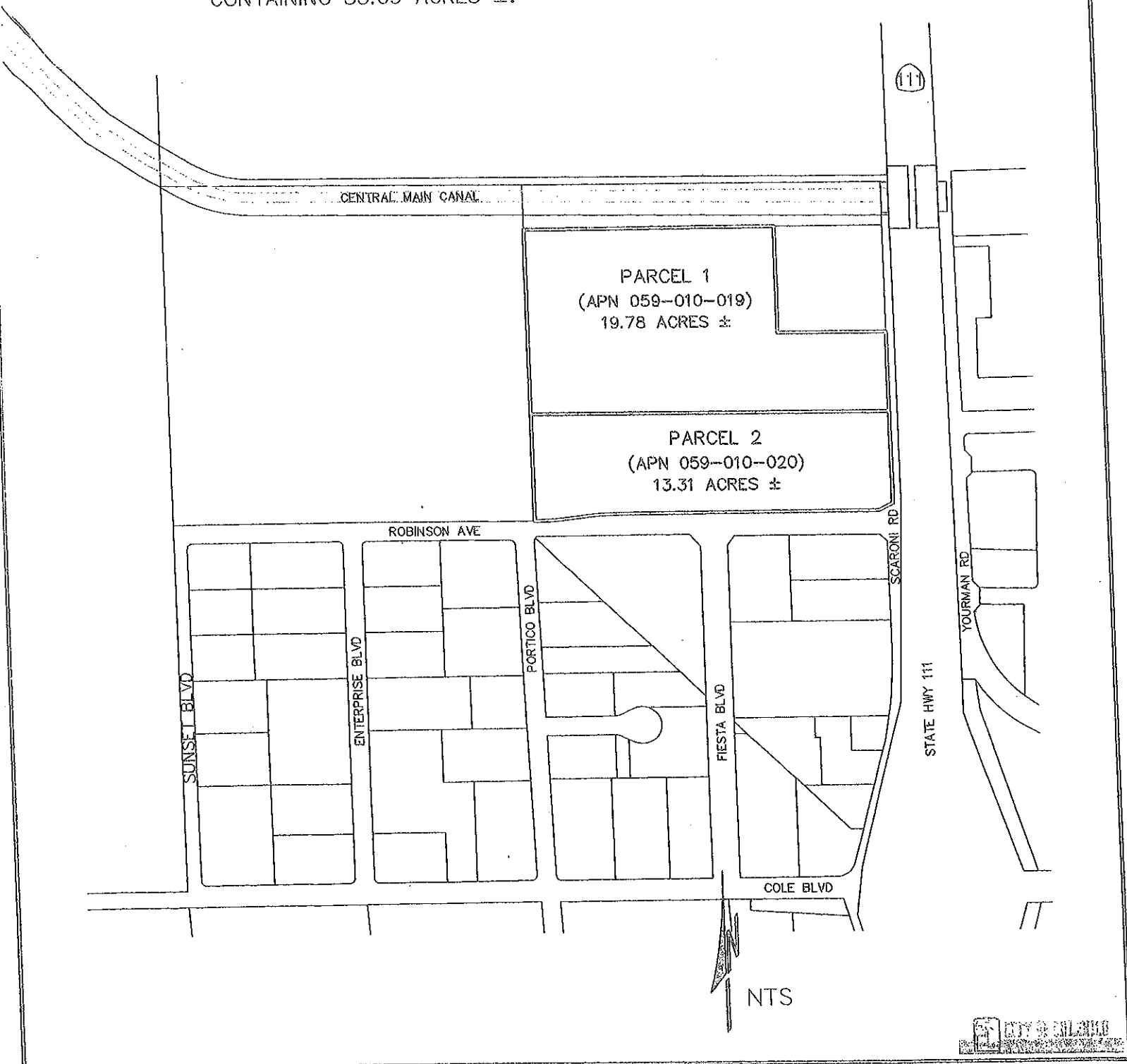
1. NEGATIVE DECLARATION NO. 2010-02
2. PLANNING COMMISSION RESOLUTION NO. 2010-__FOR NEGATIVE
DECLARATION NO. 2010-02
3. PLANNING COMMISSION RESOLUTION NO. 2010-__FOR GENERAL
PLAN AMENDMENT NO. 2010-02
4. PLANNING COMMISSION RESOLUTION NO. 2010-__FOR ZONE
CHANGE NO. 2010-02

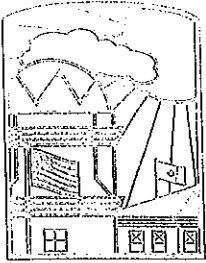
ESTRADA GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATION

	EXISTING	PROPOSED
ZONING	CH/IND	R-A
G.P.	C-H	HDR(12.1-20D.U./AC)

SITE AREA: 33.09 ACRES

DESCRIPTION: PARCEL 1 (059-010-019) &
PARCEL 2 (059-010-020) OF PM 59-010-013
OR REMAINDER PORTION OF PARCEL MAP 11-88
CONTAINING 33.09 ACRES \pm .





CITY OF CALEXICO

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Calexico, CA 92231
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Fax: 760.357.7862

www.calexico.ca.gov

Community Development Department

Administration - Building Safety - Code Enforcement - Engineering - Planning

September 1, 2010

Bureau of Land Management
Calexico Public Library (Public Review Document)
Calexico Unified School District
Caltrans, District 11,
Planning Division Mail Station 450 - Jacob Armstrong
City of Calexico-Utility Services
Department of California Highway Patrol,
El Centro Area - R.E. Jones
Department of Fish and Game
Inland Desert Region - Kim Nicol

Heber Public Utility District - John A. Jordan
Imperial County APCD - Monica Soucier
Imperial County Planning and Development Services
Darrel Gardner
Imperial County Public Health Department
Imperial County Sheriff - Jesse Obeso
Imperial Irrigation District - Ismael Gomez
AT&T
The Gas Company

RE: Twenty (20) day Public Review and comment period notice of Negative Declaration No. 2010 - 02 for General Plan Amendment No. 2010-02 and Zone Change No. 2010-02.

Agency Representative:

Enclosed please find a description of a project proposed within the City of Calexico. An initial study has been conducted by the City and the results indicate no significant adverse impacts to the environment by the project. A Negative Declaration of environmental impact will therefore be prepared for the project. If you, as a responsible agency, have any specific concerns regarding the preparation of the Negative Declaration, please submit your comments to this office no later than **September 22, 2010** so that concerns may be reflected on the document.

Public Review period: September 2, 2010 to September 22, 2010

Your cooperation is greatly appreciated.

Sincerely,

Mark Vasquez
Associate Planner

Enclosures

Viva Calexico!

INITIAL STUDY &
NEGATIVE DECLARATION
NO. 2010-02

GENERAL PLAN AMENDMENT NO. 2010-02
AND ZONE CHANGE NO. 2010-02

Prepared Under Direction of:
CITY OF CALEXICO
Community Development Department
Planning Division
608 Heber Avenue
Calexico, CA 92231
(760) 768-2105

August 2010

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I. INTRODUCTION

A. PURPOSE

This document is a policy-level Initial Study for evaluation of potential environmental impacts which may result from the proposed General Plan Amendment and corresponding Zone Change for approximately 33.09 acres of vacant land located at the northwest corner of Scaroni Road and Robinson Avenue, more specifically described as Parcel 1 (APN 059-010-019) and Parcel 2 (059-010-020) of Parcel Map 59-010-013 or Remainder Portion of Parcel Map 11-88 (Refer to Exhibit "A"). No development proposal is being considered as part of this project. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre). For purposes of this document, the General Plan Amendment and Zone Change will be called the "proposed applications".

Coincidentally, this project can be characterized as implementation for meeting directives under the City's General Plan, Housing Element 2009 for which a Negative Declaration was prepared, approved and adopted. Under the City's 2009 Housing Element, approximately 15 acres of land are required to be rezoned to Residential Apartment (R-A) Zoning (12.1-20 units/acre) for the purpose of meeting the City's Regional Housing Needs Assessment (RHNA) as prescribed by Southern California Association of Governments (SCAG) and the State Department of Housing and Community Development (CHCD). Although this project does not propose physical development and is not project specific, the City of Calexico as Lead Agency is required to analyze and clear all projects per CEQA. These requirements will be summarized below.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

As defined by Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation for any proposed project.

According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade the quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to

reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is the appropriate document to provide necessary environmental evaluations because no development proposal is being requested at this time. Additionally, this project will substantially meet directives under the City's 2009 Housing Element.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the City of Calexico; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The City of Calexico is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform City of Calexico decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days for public and agency review.

D. CONTENTS OF INITIAL STUDY

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

II. PROJECT DESCRIPTION describes the proposed applications. A description of discretionary approvals and permits required for project implementation is also included.

III. ENVIRONMENTAL CHECKLIST FORM contains the City's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

IV. ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

V. **MANDATORY FINDINGS** presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

VI. **PERSONS AND ORGANIZATIONS CONSULTED** identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

VII. **REFERENCES** lists bibliographical materials used in preparation of this document.

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL ENVIRONMENTAL ANALYSIS

This environmental document evaluates impacts resulting with the proposed General Plan Amendment and Zone Change applications. As will be discussed in the next chapter, there is no physical project or development actually being proposed as part of this project. Additionally, this project can be characterized as implementation for meeting directives under the City's General Plan, Housing Element 2009. Under the City's 2009 Housing Element, approximately 15 acres of land are required to be rezoned to Residential Apartment (R-A) Zoning (12.1-20 units/acre) for the purpose of meeting the City's Regional Housing Needs Assessment (RHNA) as prescribed by Southern California Association of Governments (SCAG) and the State Department of Housing and Community Development (CHCD).

The General Plan Amendment and Zone Change are being proposed in order to allow for future residential use of the project site for residential purposes and to fulfill the directives of the 2009 Housing Element. The project site is presently designated Commercial Highway and zoned Industrial and Commercial Highway by the City's General Plan and Zoning Ordinance, respectively. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted under a policy-level analysis and not project-level. Physical development is not being proposed or analyzed in these environmental documents. Any future development of the project site will require additional entitlements and approvals by the City of Calexico, including Tentative Subdivision Maps, Design & Site Plan Reviews, Grading Permits, etc. Each

of these required entitlements and approvals are defined as “projects” according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Because the project site is considered “infill”, proposals under 5 acres could be exempt from clearance. However, any project specific/physical development proposal over 5 acres in size will require further environmental review as required by CEQA.

Regarding mitigation measures, it is not the intent of this document to “overlap” or restate conditions of approval that are commonly established for future residential projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the City’s jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document. Again the analysis provided herein is considered “Policy Level” and does not address physical development.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

“Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.”

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

“Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.”

Further, Section 15152(d) of the CEQA Guidelines states:

“Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.”

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of Negative Declarations and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "City of Calexico General Plan EIR" prepared by Webb Associates in 2006 and the Final 2009 Calexico Housing Element and Negative Declaration.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and Housing Element Negative Declaration 2009 are available, along with this document, at the City of Calexico, 680 Heber Avenue, Calexico, CA 92231, ph. (760) 768-2197.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the City of Calexico, 608 Heber Avenue, Calexico CA 92231, ph. (760) 768-2105.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the "City of Calexico General Plan EIR is SCH #2004071015. The State Clearinghouse Number for the "City of Calexico Housing Element Negative Declaration is SCH #2008041113
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

The project site is approximately 33.09 acres in size and it is located at the northwest corner of Scaroni Road and Robinson Avenue, more specifically described as Parcel 1 (APN 059-010-019) and Parcel 2 (059-010-020) of Parcel Map 59-010-013 or Remainder Portion of Parcel Map 11-88 (Refer to Exhibit "A"). The project site is vacant and generally characterized by relatively flat topography and common urban non-native vegetation.

The site is bounded to the north by the Central Main Canal and east by Scaroni Road with restricted access to Hwy. 111. To the south, the site is bounded by existing Commercial Highway uses and vacant land. To the west the site is bounded by industrial land temporarily used by a Truck Parking & Storage Facility. The site is bounded to the north and south by C-H Zoning, to the west by Industrial Zoning.

B. PROJECT DESCRIPTION

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site as Multi-family uses. The proposed General Plan Amendment would redesignate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analysis and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tentative Subdivision Maps, Design & Site Plan Reviews, Grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

ESTRADA GENERAL PLAN AMENDMENT & ZONE CHANGE APPLICATION

	EXISTING	PROPOSED
ZONING	CH/IND	R-A
G.P.	C-H	HDR(12.1-20D.U./AC)

SITE AREA: 33.09 ACRES

DESCRIPTION: PARCEL 1 (059-010-019) &
PARCEL 2 (059-010-020) OF PM 59-010-013
OR REMAINDER PORTION OF PARCEL MAP 11-88
CONTAINING 33.09 ACRES ±.



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Project Title:** General Plan Amendment No. 2010-02 and Zone Change No. 2010-02.
2. **Lead Agency Name and Address:** City of Calexico; 608 Heber Avenue; Calexico CA 92231
3. **Contact Person(s) and Phone Number:** Armando G. Villa, Planning Director (760) 768-2105
Kirt Coury, Contract Project Planner (760) 768-2105
4. **Project Location:** The project site is approximately 33.09 acres of vacant land located at the northwest corner of Scaroni Road and Robinson Avenue, more specifically described as Parcel 1 (APN 059-010-019) and Parcel 2 (059-010-020) of Parcel Map 59-010-013 or Remainder Portion of Parcel Map 11-88. The project site is vacant and generally characterized by relatively flat topography and common urban non-native vegetation. (Refer to Exhibit "A").
5. **Project Sponsor's Name and Address:** GPA & Zone Change, City of Calexico
6. **General Plan Designation:** The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage.
7. **Zoning:** The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).
8. **Description of Project:** The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analysis and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element, and Zoning classifications within the project site. Physical development is not being proposed or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Subdivisions Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

9. **Surrounding Land Uses and Setting:**

The project site is vacant and generally characterized by relatively flat topography and common urban non-native disturbed vegetation. The site is bounded to the north by the Central Main Canal and east by restricted access to Hwy. 111. To the south, the site is bounded by existing Commercial Highway uses and vacant land. To the west the site is bounded by vacant industrial land. The site is bounded to the north and south by C-H Zoning, to the west by Industrial Zoning.

10. **Other Public Agencies Whose Approval is Required:** N/A

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

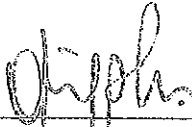
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology/Water Qual. |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/ Services Systems | |
| <input type="checkbox"/> Mandatory Finding of Significance | | |

C. DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Armando G. Villa
Director of Planning

8-31-10
Date:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

7. VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Im pac t
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

15. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X	

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

18. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

IV. ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist.

I. AESTHETICS (a thru d)

- a) Have a substantial adverse effect on a scenic vista? No Impact
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? No Impact
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? No Impact
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? No Impact

Discussion

The City of Calexico is located along the border of the United States and Mexico, in the Imperial Valley area. The core of Calexico consists of residential, commercial, industrial, park/open space and public facilities uses. The surrounding areas consist primarily of agricultural land. The New River runs along the western edge of Calexico and the Alamo River is located beyond the Calexico city limits toward the east. The General Plan EIR states that the specific scenic resources or unique features do not exist within or adjacent to the city limits. State Hwy 98 and 111 run through the City but have not been identified as State Scenic Highways.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. Physical development is not being proposed or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, there is no relevance to this issue and no impacts are expected. Future development applications submitted for parcels within the subject area would be subject to additional environmental review, which would ensure that impacts to aesthetics are minimized. In addition, future projects would be subject to building, design, landscaping, and lighting requirements found in the City of Calexico Municipal Code (CMC), which would enhance the aesthetic quality of development within the City. Accordingly, Section 16.16, regarding design of tentative map with street lighting plans are required to be reviewed by the City Engineer, Section 17.03 regarding residential zones, and Section 17.17 regarding site plan review require future project to adhere to acceptable design standards. Since no site-specific project is being reviewed at this time, impacts to aesthetics are deemed *No Impacts*.

II. AGRICULTURE RESOURCES (a thru c)

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of**

the California Resources Agency, to non-agricultural use? No Impact

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No Impact

Discussion

The Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance in Imperial County (2005) in conjunction with the Soil Survey of Imperial County, California (1981) lists soils in the City that are considered Prime Farmland or Farmland of Statewide Importance. The following soils are found within the city limits: Indio Loam, Holtville Silty Clay, Leloland very fine sandy loams, Vint and Indo very fine sandy loams, Glenbar Clay Loam, and Meloland and Holtville Loams. In addition, the following soils of Statewide Importance are found within the City: Imperial Silty Clay, Niland gravelly Sand, and Imperial Glenbar silty clay Loams. However much of Calexico has been developed, resulting in a loss of Prime Farmland and Farmland of Statewide Importance. Additionally, the subject site has not been farmed in over 30 years and is considered infill. Furthermore, future development projects within the project site would be required to undergo individual environmental review to determine potential impacts to existing agricultural uses and to implement General Plan Goals and Policies related to conservation of agricultural resources including, but not limited to, Policy 6 found in the General Plan Conservation and Open Space Element and Policy 16 found in the Land Use Element.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration will be conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. Physical development is not being proposed at or analyzed in this environmental document. Consequently, impacts related to conservation of agricultural lands to other uses would be considered *No Impacts*.

III. AIR QUALITY (a thru e)

a) Conflict with or obstruct implementation of the applicable air quality plan? Less than Significant

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less than Significant

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less than Significant

d) Expose sensitive receptors to substantial pollutant concentrations? Less than Significant

e) Create objectionable odors affecting a substantial number of people? Less than Significant

Discussion

The City of Calexico is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the Imperial County Air Pollution Control District (ICAPCD). The SSAB consist of all the Imperial County and

the southeast portion of Riverside County. The City of Calexico is required to comply with ICAPCD directive and standards.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration will be conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. Impacts to Air Quality would be largely due to traffic related emissions based on trip generation rates published by the ITE (Institute of Transportation Engineers) Manual. It is estimated that proposed residential uses would generate less traffic than the commercial use under the existing General Plan and Zoning. As a result, the proposed applications are expected to have lesser impacts on air quality that would result from the development of the project site pursuant to existing General Plan and Zoning designation. Potential impacts are expected to be Less Than Significant.

IV. BIOLOGICAL RESOURCES (a thru f)

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No Impact
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact

Discussion

The Imperial Valley including the City of Calexico provides a mix of arid desert and wetland habitat areas that can support a board range of wildlife species. These species include both native and introduced species, as well as year-round and migrant species. Large, actively cultivated areas provide foraging habitat for numerous birds and small mammals. According to the Calexico General Plan EIR, the wildlife species that occur in Imperial County can be grouped into the following three types: those that tolerate intense human activity in an urban environment, those that are seemingly tolerant of agricultural activities, and those that avoid areas frequented by humans. The first two groups of wildlife are the most prevalent throughout Imperial County and Calexico.

The General Plan EIR indicate that a search of the California Natural Diversity Database (CNDDB) was conducted for the Calexico General Plan Area and surrounding US Geologic Survey (USGS) 7.5-minute topography quadrangle (Calexico, Heber, Mount Signal, Seeley, El Centro and Holtville West). Sensitive Plants documented within the vicinity include Abram's spurge, chaparral sand-verbena, sand food, nettle, brown turbans, and hairy stick leaf, Sensitive wildlife species documented within the vicinity include burrowing owl, yellow warbler, ferruginous hawk, Yuma clapper rail, Colorado River Toad, and flat-tail horned lizard.

It should be noted that, to a large extent, the City of Calexico has been disturbed by human activity and does not provide suitable habitat for special-status plant and wildlife species. Lands surrounding the developed area of Calexico are primarily used for agricultural purposes. However, within the developed areas of Calexico, the New River and land adjacent to the rivers, as well as irrigation ditches and canals, potentially provide habitat for sensitive species, lands used for agriculture provide habitat for the borrowing owl, as well as foraging and roosting habitat for migratory birds that winter in the area.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. In addition, future development within the project site will be required to undergo a project-specific review and approval to adhere to General Plan goals and policies related to preservation of biological resources. Consequently, there is no relevance to this issue and no impacts are expected. *No Impacts*

V. CULTURAL RESOURCES (a thru d)

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? No Impact
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? No Impact
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact
- d) Disturb any human remains, including those interred outside of formal cemeteries? No Impact

Discussion

The City of Calexico was incorporated in 1908. Calexico is situated directly along the border of the United States and Mexico, adjacent to the city of Mexicali, Baja California, Mexico. Calexico's port of entry is a major entrance point for thousands of persons as well as large amounts of goods traveling between the two countries. The all American Canal, which was constructed during the 1930's and first carried water to the imperial valley in 1940 is recorded historic water conveyance structure in addition to the all American Canal. Typically, the buildings and waterworks features associated with the irrigation systems of the early 20th century are considered historic resources. Approximately 200 historic sites have been recorded in Imperial County and, according to the Calexico General Plan EIR, the majority of the historic sites have most likely been impacted by agricultural activities and the construction of towns. However, one America-period site has been designated a historic monument for being the location of where the first irrigation water entered the county. The historic monument is located a few feet from the border on Barbara Worth Road, between Calexico and the Alamo River. In addition, the Old City Hall, Old Public Library (Carnegie Library) and Women's Improvement Club buildings could be considered State Historic Resources.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. In addition, future development within the project site will be required to undergo a project-specific review and approval to adhere to General Plan goals and policies in the Land Use, Public Facilities/Services, and Economic Development Elements related to, preservation of historic resources as well as Federal, State requirements. Consequently, no impacts are expected. *No Impacts*

VI. GEOLOGY AND SOILS (a thru i)

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- b) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No Impact
- c) Strong seismic ground shaking?
- d) Seismic-related ground failure, including liquefaction?
- e) Landslides? No Impact
- f) Result in substantial soil erosion or the loss of topsoil?
- g) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- h) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- i) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion

According to the Calexico General Plan EIR, the City of Calexico lies within a seismically active region. The County of Imperial General Plan estimates that minor earthquakes will affect certain portions of Imperial County every few months. In addition, Imperial County will most likely experience a moderately damaging effect every five years; and at least once every fifty years, a major earthquake will most likely occur. Within the last 35 years, Calexico has been damaged due to the movements of four major faults in the San Jacinto Fault Zone (i.e., The Imperial and superstition Hills Fault). Recently, Calexico was struck by a 7.2 earthquake (Easter Quake 2010) that damaged most buildings in downtown (unreinforced buildings).

Also, the possibility exists in the City for geologic hazards such as liquefaction and subsidence, as well as mudslides near the rivers and canals.

Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. The soils in the Salton Trough, which includes the city of Calexico, have properties that could facilitate these effects, including unconsolidated soils, high groundwater, and saturated soils. Although the City of Calexico is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the 2007 California Building Code (CBC), by development projects will lessen impacts from known geologic hazards.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. In addition, future development within the project site will be required to undergo a project-specific review and approval to adhere to Design Review standards and to comply with the General Plan goals and policies related to geologic hazards, as well as the regulations contained in the 2007 CBC. Consequently, impacts are expected to be Less Than Significant.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion

The City of Calexico is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the Imperial County Air Pollution Control District (ICAPCD). The SSAB consist of all the Imperial County and the southeast portion of Riverside County. The City of Calexico is required to comply with ICAPCD directive and standards.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration will be conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. Impacts to greenhouse gas emissions would be largely due to traffic related emissions based on trip generation rates published by the ITE (Institute of Transportation Engineers) Manual. It is estimated that proposed residential uses would generate less traffic than the commercial use under the existing General Plan and Zoning. As a result, the proposed applications are expected to have lesser impacts on greenhouse gas emissions that would result from the development of the project site pursuant to existing General Plan and Zoning designation. Potential impacts are expected to be Less Than Significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS (a thru h)

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No Impact

Discussion

Accidents can occur in the production, use and transport and disposal of hazardous materials. Hazardous materials are used in Calexico for a variety of purposes including manufacturing, service industries, small businesses, agriculture, medical clinics, schools and households. In addition, several interstate, highways and railroads traverse the City of Calexico. The transportation routes include Hwy 98 and 111 and the Southern Pacific Railroad.

The City of Calexico does not have direct authority to regulate the transportation of hazardous materials on State highways and rail lines, but the US Department of Transportation (DOT) regulations establish criteria for safe handling procedures. Federal Safety Standards are also included in the California Administrative Code. In addition, the California Health Services Department regulates the haulers of hazardous waste, but does not regulate all hazardous materials.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. In addition, future development within the project site will be required to undergo a project-specific review and approval to adhere to General Plan goals (Safety Element Policy 5) and policies related to, hazardous material as well as Federal, State requirements. Consequently, no impacts are expected. **No Impacts**

IX. HYDROLOGY AND WATER QUALITY (a thru j)

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge,

such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow? No Impact

Discussion

Water quality for all the surface and water and groundwater for the Imperial County including the city of Calexico is regulated under the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB), Region 7. The jurisdictional area of the CRBRWQCB is separated into six different planning areas. The City of Calexico lies within the Imperial Valley Planning Area, which covers 2,500 square miles. According to the General Plan EIR, ground water is not used as a source of drinking water in the City of Calexico. Within Calexico's Sphere of Influence, (SOI), the sub-surface water table in agricultural areas ranges from six to eight feet below the ground surface. The ground water is close to the surface in part due to irrigation from imported water sources and the presence of fine textured soils that inhibit percolation. The groundwater is highly saline and detrimental to plant growth; therefore, the Imperial Valley contains extensive underground tile drain systems to drain water from within crop root zones. Conversion to urban land uses may result in local lowering of the groundwater table, but this would not be substantial or detrimental because groundwater recharge is estimated to be approximately 400,000 acre feet per year. The General Plan determined that even after build-out, agriculture will continue to be the dominant land use in the region and because ground water is not a source of potable water.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. In addition, future development within the project site will be required to undergo a project-specific review and approval to adhere to City policies and the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB), Region 7 regulations related to, hydrology and water quality as well as Federal,

State requirements. All future development would be required to comply with the City's National Pollutant Discharge Elimination System (NPDES) permit and comply with appropriate NPDES and Best Management Practices regulations. Consequently, impacts are expected to be Less Than Significant.

X. LAND USE AND PLANNING (a thru c)

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
No Impact

Discussion

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would redesignate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, impacts are expected to be Less Than Significant.

XI. MINERAL RESOURCES (a thru b)

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? No Impact
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact

Discussion

According to the General Plan EIR, a wide variety of minerals are found throughout Imperial County. Gold, gypsum, sand, gravel, lime, clay, and stone are presently extracted for profit. Industrial materials such as kyanite, mineral filters, (i.e., clay, limestone, sercite, mica, and tuff), salt, potash, calcium chloride, manganese, and sand are also mined. In 2000, the Department of Conservation mapped seven principal mineral proceeding localities in the County of Imperial that included sand, gravel, gypsum, clay and gold. Two locations where clay, sand and gravel are mined are located in the proximity to the City of Calexico.

According to the County of Imperial General Plan, geothermal plants or mineral recovery plants do not exist within the City of Calexico. Geothermal resources are present in the area underlying the City's SOI, however, the resource areas is far greater than the area subject too future urbanization. Consequently, impacts to mineral and geothermal resources and resource recovery from the implementation of the City's General Plan were not determined to be significant.

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, where impacts to mineral resources will be evaluated. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, there is no relevance to this issue and no impacts are expected. *No Impacts*

XII. NOISE (a thru f)

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact

Discussion

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Impacts to Noise would be largely due to traffic related emissions based on trip generation rates published by the ITE (Institute of Transportation Engineers) Manual. It is estimated that proposed residential uses would generate less traffic than the

commercial use under the existing General Plan and Zoning. As a result, the proposed applications are expected to have lesser impacts on noise that would result from the development of the project site pursuant to existing General Plan and Zoning designation. Potential impacts are expected to be Less Than Significant.

XIII. POPULATION AND HOUSING (a thru c)

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Less than Significant)
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No Impact)
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No Impact)

Discussion

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would redesignate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Regardless, when eventual construction of site specific projects associated with the proposed applications occur, it will induce population growth directly. However, development associated with the proposed project was included in the Calexico General Plan EIR's analysis of population and housing impacts. The General Plan EIR found that build-out of the General Plan would result in significant and unavoidable impacts related to population and housing; therefore a Statement of Overriding Consideration was prepared prior to approval of the General Plan EIR. Additionally the 2009 Calexico Housing Element found that housing stock and availability was deficient. As a result, the Housing Element and its Negative Declaration mandated the conversion of a minimal of 15 acres of land to multifamily residential to facilitate construction of housing for all income levels. Because the proposed project would facilitate implementation of the Housing Element directives for which environmental clearance has been granted, impacts to population and housing are considered Less Than Significant.

Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, impacts are expected to be Less Than Significant.

XIV. PUBLIC SERVICES (a thru e)

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services and no impacts are

expected.

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

Discussion

Fire Protection

The City of Calexico Fire Department is responsible for providing fire protection and emergency medical services within the city limits of Calexico. The fire department aims to maintain a standard ratio of 1.5 firefighters per 1,000 residents, and two administrative support staff per 27,000 residents. The Calexico Fire Department is a member of the Imperial Valley Firefighters Strike Force, which is responsible for responding to fire emergencies throughout California. The department is also a member of the Imperial Valley Hazardous Materials Response Team and is available to respond to hazardous materials emergencies throughout Imperial County.

There are two fire stations located within city limits, which employ a total of 33 professional firefighters including one Fire Chief, one Fire Marshal, one administrative assistant, and one secretary. The average response time from either station is currently five plus minutes, depending on traffic. Both fire stations are responsible for fire suppression, rescue, emergency medical response, fire prevention, and education. In addition, the fire department provides Fire and Advanced Life Support (ALS) ambulance services to the community and its visitors and responds to emergency medical services using a combination of first responder paramedic engines and truck companies, which operate from the two fire stations.

The fire stations locations are:

- Fire Station No. 1 (Main Station)—430 E. 5th Street. Located in the central part of the City, approximately 1.2 miles from the project site. This station houses five fire fighters on duty at all times. This station houses one 1994 Emergency One engine with a 75-foot ladder, one reserve engine, and two ALS ambulances with a minimum staff of three for the engine company and two for the ambulance.
- Fire Station No. 2 (Substation)—900 Grant Street. Located in the western portion of the City, approximately 0.7 mile from the project site. Fire Station No. 2 houses one triple combination fire engine and a triple combination reserve engine with a minimum staff of three assigned at the station.

Police Protection

Police protection is provided in the City of Calexico by the Calexico Police Department. The City has one main station and two substations. The main station is located at 420 E. 5th Street and is 1.2 miles from the project site. The two police substations are located at 100 Paulin Avenue, and at Nosotros Park. The two substations have very limited police support, as one is located in pre-owned trailers and the second is located downtown and is currently used by the Parking Facilities Division. The Calexico Police Department has a total of 49 sworn officers, for a staffing ratio of approximately 1.3 officers per 1,000 residents as of April 2007. The target ratio of the police department is two officers per 1,000 residents. The majority of the officer's work on beat, meaning each officer is assigned to patrol a section of the City. The City is currently divided into four beats. The police department is equipped with 24 marked patrol cars, two motorcycle units,

12 unmarked cars, two Cushman motorcycles (three-wheeled motorcycles for traffic control), one mule (four-wheeled vehicle used for traffic control), and four police bicycles. There are four teams, all with 12 hour shifts, and staffed with five officers, one supervisor, and six marked patrol cars per shift.

Parks

As of 2004, the city of Calexico has 22 parks totaling more than 60 acres. All of the City's parks are classified as either neighborhood parks or pocket parks. Parks that are between five to 10 acres and serve one-half-mile to one -mile radius are considered neighborhood parks, and parks that are less than two acres and typically only consists of playground equipment or picnic areas are referred to as "pocket park". According to the General Plan EIR, Calexico has a great need for a large park, as a community park, which would serve approximately 20,000 residents and be roughly 20 to 50 acres in size.

Hospitals

Calexico has been without an operational hospital since 1997 when the Heffernan Memorial Hospital officially closed. The primary hospitals that serve the residents of Calexico are the El Centro Regional Medical Center and Pioneers Memorial Hospital in Brawley.

El Centro Regional Medical Center is a 165-bed general acute care facility located in El Centro, California. It is located at 1415 Ross Avenue, approximately eight miles northwest of the project site. The hospital's services include obstetrics, neonatal intensive care, pediatrics, general acute care, and intensive care.

Pioneers Memorial Hospital is an acute care facility located at 207 West Legion Road in Brawley, 20.5 miles north of the project site. This medical center serves the residents throughout the Imperial Valley. Pioneer Memorial Hospital has 107 beds. Among the services and specialties offered at this medical center are intensive care units, cardiopulmonary and respiratory, emergency room, surgical, women and children's care, laboratory, and radiology and imaging.

Schools

Calexico Unified School District (CUSD) provides educational services for the City of Calexico, CUSD has approximately 9,000 students in six elementary schools, one high school, one continuation high school, two junior high schools, and an adult education center. CUSD employs 400 staff and 500 certificated personnel. In addition, three private academic institutions are located in Calexico, Our Lady of Guadalupe School (K-8), Vincent Memorial High School, (9-12), and Calexico Adventist Mission School (K-12), Calexico is also the location of the Imperial Valley branch of San Diego State University, which serves over 900 upper division students.

Pursuant to Senate Bill 50, the potential impacts on school services which may result from a site specific development project can only be mitigated by payment of statutory fee pursuant to Government Code Section 65995(b). Therefore, the payment of the statutory fees would reduce the potential impacts of a future development project to below a level of significance.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Consistent with Ordinance No. 1036,

future development projects would be required to pay a Development Impact Fees (DIF) in order to offset impact associated with appropriate provision of services such as police, fire, parks, and water/sewer. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, impacts are expected to be Less Than Significant.

XV. RECREATION (a thru b)

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Discussion

As of 2004, the City of Calexico has 22 parks totaling more than 60 acres. All of the City's parks are classified as either neighborhood parks or pocket parks. A park that are between five to 10 acres and serve one-half-mile to one-mile radius are considered neighborhood parks, and parks that are less than two acres and typically only consists of playground equipment or picnic areas are referred to as "pocket park". According to the General Plan EIR, Calexico has a great need for a large park, as a community park, which would serve approximately 20,000 residents and be roughly 20 to 50 acres in size.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. No specific project is being proposed at this time. This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, 2009 Housing Element and Zoning classifications within the project site by encouraging residential development for all income levels. Consistent with Ordinance No. 1036, future development projects would be required to pay a Development Impact Fees (DIF) in order to offset impact associated with appropriate provision of services related to parks. Physical development is not being proposed at this time or analyzed in this environmental document. Consequently, impacts related to recreation area considered to be Less Than Significant.

XVI. TRANSPORTATION/TRAFFIC (a thru g)

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion

According to the traffic study prepared for the General Plan EIR, all of the existing roadways that were analyzed operate at acceptable level of service (LOS) – LOS A thru C – except for SR 111 and SR 98, which have segments that operate at LOS E and F. The following are the larger roadways that provide service throughout the City of Calexico. Imperial Avenue/SR 111; Birch Street/SR 98, Second Street, Cole Boulevard, Jasper Road, Dogwood Road, Klope Road, Cesar Chavez Boulevard, Andrade/Meadows Road and Bowker Road.

The City of Calexico regulates the impacts of new development on the transportation system by requiring payment of Traffic Impact Fees as part of the Development Impact Fees required to be paid by developers as part of specific development projects (Ordinance No. 1036). In addition, the City of Calexico regulates the design of development to ensure proper emergency access and parking facilities and appropriate mitigation of offsite infrastructure facilities.

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Based on the trip generation rates published in the Institute of Traffic Engineer's (ITE) Manual, the residential uses allowed under the proposed applications would result in less traffic than the commercial uses allowed under the existing GP and zoning designations, as a result, the proposed applications are expected to have lesser impacts on traffic than would result from development of the project site pursuant to the existing commercial GP and zoning designations, and so the potential impacts are expected to be less than significant. Consequently, impacts are expected to be Less Than Significant.

XVII. UTILITIES AND SERVICE SYSTEMS (a thru g)

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Less
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider, which serves or may serve the

project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion

Water Service

The City of Calexico's raw water comes from the Colorado River and is distributed by the Imperial Irrigation District (IID) via the All American Canal (AAC) near the Southern Pacific Railroad. Raw water is pumped through a pipeline to the City's 25 million gallon reservoir. The City has a total of three raw water pumps that transfer water from the canal to the City's raw water reservoir. The water is then pumped from the reservoir through a pipeline to the City of Calexico's Water Treatment Plant (Calexico WTP) located at 545 Pierce Avenue, which is one mile from the diversion point. The majority of the water that is imported from the Colorado River is used for agriculture irrigation (98 percent), while the remaining two percent of IID's allotment goes to municipalities such as Calexico. According to the City of Calexico Water Department, IID delivered 3,097 million gallons of water to the City of Calexico in the year of 2005, while in the year of 2010, 4,750 million gallons of water are expected to be supplied.

Calexico's WTP has a capacity of 12 million gallons per day (mgd), which is capable of providing adequate service for the entire city. The City's raw water supply is stored in a single 25 mgd open water reservoir. The finished water is stored in above-grade steel tanks on the treatment site. The City's total storage capacity is 33 million gallons or approximately five days of storage at the current average daily flow (adf). Calexico's WTP has one finished water pump station that maintains water pressure for the City. The current peak flow rate is 17,500 gallons per minute (gpm) or 24 mgd. The current system is operating in one pressure zone, which is sustained by pumping only. Due to the City's flat topography, there are no reservoirs that can provide a hydraulic gradient to sustain minimum pressures required by users. Therefore, this system is considered a closed system.

Water Supply

Groundwater

Groundwater in the City of Calexico is of poor quality. With a high fluoride concentration and with Total Dissolved Solids (TDS) ranging from a few hundred to more than 10,000 milligrams per liter, Calexico's groundwater is not suitable for domestic use. The City's groundwater also has a boron concentration that exceeds the recommended levels for agricultural uses. Thus, Calexico's groundwater cannot be used for either domestic or irrigation uses.

Potable Water

The City of Calexico depends on the Colorado River for its surface water. IID imports raw water from the Colorado River and delivers it, untreated, to the Calexico Water Department. IID diverts the water into the AAC, an 82-mile gravity flow canal, at the Imperial Dam, 20 miles north of Yuma, Arizona. In 2005, IID diverted 3,100,000 acre-feet (af) of water from the Colorado River to the Imperial Valley, including 3,097 million gallons to the City of Calexico.

The City of Calexico Water Department is responsible for delivering potable water to the residents and businesses in the city. Potable water is treated surface water, which, as noted above, is supplied by the Colorado River to the City of Calexico using a variety of canals and pipelines owned and operated by IID. Once the water is treated, it is transferred to and stored in one of three above-ground tanks, which have a combined capacity of eight million gallons. In addition, there is a proposal to build a new six million gallon above-ground storage tank near Cole Road and State Route 98 (SR-98). This tank would help serve future growth in the City's Sphere of Influence.

Stormwater

According to the City of Calexico General Plan Draft EIR, there is currently no official flood control agency in the Imperial Valley. Drainage is dealt with through a combination of piping into the New River and through IID main and lateral drains into the Salton Sea. The preferred way to handle urban stormwater runoff in the City is by discharging it into an IID drainage canal that will eventually drain into the Salton Sea. Since these drainage canals are not designed to handle urban runoff, water detention basins are used to limit flow into the IID system. When necessary, stormwater is diverted into the detention basins and systematically released into the IID canals over an extended period of time allowing the drainage canals to move the water toward the Salton Sea.

Wastewater

The City of Calexico operates its own system of wastewater collection and treatment. The sewer collection system consists of pipes ranging from 6 to 30 inches in diameter throughout the existing city limits. Sewage flows to the existing wastewater treatment plant (WWTP) located in the southwest part of the City. According to the Calexico Public Works Department, the maximum daily capacity of the WWTP is 4.3 mgd, though it only operates at approximately 70 percent capacity. The current adf of the WWTP is approximately 2.7 mgd. Since the existing WWTP is near capacity with the current population, the Service Area Plan (SAP) anticipates that the existing facility will be upgraded.

The City's wastewater is treated using activated sludge and aerated lagoon treatment systems to achieve secondary treatment standards. Treated effluent is discharged into the New River. The current activated sludge WWTP has an adf of 4.3 mgd and a peak daily flow capacity of 5.5 mgd. The process flow scheme consists of headworks structure, primary clarifier, aeration tanks, secondary clarifiers, and sludge drying beds. Lateral and trunk sewer lines discharge into one of the interceptor sewers; the South Interceptor Sewer primarily serves east of the Southern Pacific Railroad and south of SR-98. Wastewater flows from the north and west portions of the City discharge into the North Interceptor Sewer.

Solid Waste

Allied Waste provides solid waste collection and disposal services for the City of Calexico. The solid waste is deposited in a 42-acre Allied Imperial Landfill located in the City of Imperial, which is considered a Class III landfill (non-hazardous waste). The yearly permitted intake capacity of Allied Imperial Landfill is 1,700,090 tons and estimates predict that this landfill has adequate capacity to accommodate the City of Calexico's solid waste demand, including projected growth, for the next ten years. The site is also required to have recycling collection and loading facilities in compliance with the California Integrated Waste Management Act of 1989, which requires cities to divert 50 percent of their solid waste through source reduction, recycling, and composting.

The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for

future use of the project site for residential purposes. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Consistent with Ordinance No. 1036, future development projects would be required to pay a Development Impact Fees (DIF) in order to offset impact associated with appropriate provision of services related to water and sewer services. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, impacts are expected to be Less Than Significant.

V. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No Impact

The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

The proposed project is a policy-level document and does not include site specific development proposals. All future development projects would be required to undergo site-specific environmental review, at which time the impacts to biological resources would be determined and mitigation would be required to reduce the project's impacts to less than significant levels. Therefore the proposed project would have no impact on special status species and sensitive natural communities.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) No Impact

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, cumulative impacts are expected to be Less Than Significant.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? No Impact

This Initial Study and Negative Declaration are conducted as a policy-level analyses and not project-level, since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in this environmental document. Any future development of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals. Consequently, there is no relevance to this issue and no impacts are expected.

PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. CITY OF CALEXICO

- Armando G. Villa, Director of Planning & Community Development
- Kirt Coury, Contract Project Planner

B. OTHER AGENCIES/ORGANIZATIONS

- City of Calexico Utility Services Department
- City of Calexico Police Station
- City of Calexico Fire Department
- Calexico Unified School District
- City of Calexico Public Library

VI. REFERENCES

1. "City of Calexico General Plan EIR", prepared by Webb Associates in 2006;
2. "City of Calexico 2009 Housing Element ND, prepared by Raney Associates 2008.

NEGATIVE DECLARATION – City of Calexico

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: General Plan Amendment No. 2010-02 and Zone Change No. 2010-02.

Project Applicant: City of Calexico, 608 Heber Avenue, Calexico, CA 92231.

Project Location: The project site is located at the northwest corner of Scaroni Road and Robinson Avenue, more specifically described as Parcel 1 (APN 059-010-019) and Parcel 2 (059-010-020) of Parcel Map 59-010-013 or Remainder Portion of Parcel Map 11-88 (Refer to Exhibit "A"). The project site is vacant and generally characterized by relatively flat topography and common urban non-native vegetation.

The site is bounded to the north by the Central Main Canal and east by restricted access to Hwy. 111. To the south, the site is bounded by existing Commercial Highway uses and vacant land. To the west the site is bounded by vacant industrial land. The site is bounded to the north and south by C-H Zoning, to the west by Industrial Zoning.

Description of Project: The General Plan Amendment and corresponding Zone Change are being proposed in order to allow for future use of the project site for residential purposes. The proposed General Plan Amendment would re-designate the site from Commercial Highway (CH) use to High Density Residential (HDR) usage. The proposed Zone Change would rezone the site from Commercial Highway (C-H) and Industrial (I) to RA, Residential Apartment (12.1-20 units/acre).

This Initial Study and Negative Declaration are conducted as a policy-level analysis and not project-level,

since the applications are being proposed in order to ensure conformity with the City's General Plan, Housing Element and Zoning classifications within the project site. Physical development is not being proposed at this time or analyzed in these environmental documents. Any future redevelopment of the project site could require additional entitlements and approvals by the City of Calexico, including Tract Maps, Design Reviews, grading permits, etc. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

FINDING

This is to advise that the City of Calexico, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:



The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.



The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

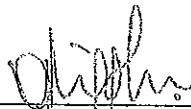
If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the City of Calexico, Planning Division, 608 Heber Avenue, Calexico CA 92231 (760) 768-2105.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

8-31-10

Date of Determination



Armando G. Villa, Director of Planning

RESOLUTION NO. 2010-__

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CALEXICO, CALIFORNIA,
RECOMMENDING APPROVAL OF NEGATIVE
DECLARATION NO. 2010-02 TO THE CITY COUNCIL
FOR GPA No. 2010-02 & ZC No. 2010-02.

WHEREAS, The City of Calexico has submitted an application for a General Plan Amendment and Zone Change for approximately 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the General Plan Amendment No. 2010-02 and Change of Zone No. 2010-02, together comprise the "project" as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code Section 21000 et seq., which is defined as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, Negative Declaration No. 2010-02 has been prepared to evaluate environmental impacts resulting with the project; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of recommending to the City Council approval of Negative Declarations; and

WHEREAS, public notice of said applications has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on September 27, 2010.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed Negative Declaration No. 2010-02, prior to making a decision to recommend approval to City Council. The Planning Commission finds and determines that the Negative Declaration No. 2010-02 is adequate and has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the Planning Commission, based upon the following findings and determinations:

PLANNING COMMISSION RESOLUTION FOR
NEGATIVE DECLARATION No. 2010-02

Page 2 of 3

SECTION 2. That in accordance with the California Environmental Quality Act and State Planning and Zoning Law and the law of the City of Calexico, the following findings for the approval of Negative Declaration have been made as follows:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and

This evaluation does not contemplate building at this time. Evaluation consisted of analyzing proposed land use and zoning.

2. There is no substantial evidence, in the light of the whole record before the agency, that the project as revised may have significant effect on the environment.

Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.

3. Mitigation measures have been required to ensure all potentially significant impacts are reduced to levels of insignificance.

No mitigation has been required. This is a Negative Declaration.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND TO CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION No. 2010-02.

Chairman, Carlton Hargrave
Calexico Planning Commission

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando G. Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-__ was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Armando G. Villa, Director Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CALEXICO APPROVAL OF AN AMENDMENT TO THE CITY'S GENERAL PLAN FROM CH, COMMERCIAL HIGHWAY TO HDR, HIGH DENSITY RESIDENTIAL (12.1 - 20 UNITS/ACRE) (GENERAL PLAN AMENDMENT NO. 2010-02)

WHEREAS, The City of Calexico has initiated proceedings to amend the City's General Plan to redesignate approximately 33.09 acres of land from CH, Commercial Highway to HDR, High Density Residential Land Usage. (12.1- 20 units/acre) The proposed project is located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for amendments to the City's General Plan; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a duly noticed public hearing held with respect to this item on September 27, 2010;

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the Negative Declaration 2010-02 prior to making a decision to recommend that the City Council approve the requested General Plan Amendment. The Planning Commission finds and determines that the Negative Declaration document is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the project and General Plan Amendment No. 2010-02, based upon the following findings and determinations:

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the requested General Plan Amendment No. 2010-02 have been made as follows:

PLANNING COMMISSION RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
Page 2 of 3

1. The proposed General Plan Amendment will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment would establish a designation consistent and beneficial to other approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

3. The proposed General Plan Amendment would establish a land use designation and usage more in character with the subject property's location, access, and constraints.

The proposed General Plan Amendment would establish a designation consistent and in character with approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

4. The proposed General Plan Amendment will not have a significant effect on the environment.

Negative Declaration 2010-02 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The Negative Declaration analyzes the environmental effects of the General Plan Amendment No. 2010-02. Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.

The G.P.A. & corresponding E.C. are being prepared in order to allow for future use of the project site for residential purposes.

PLANNING COMMISSION RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
Page 3 of 3

5. The proposed General Plan Amendment is consistent with the adopted Housing Element.

The City's Housing Element was certified on May 5, 2009. This General Plan Amendment is consistent with the adopted Housing Element because it would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve the requested General Plan Amendment No. 2010-02.

Chairman, Carlton Hargrave
Calexico Planning Commission

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-__ was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Armando G. Villa, Director of Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CHANGE IN THE ZONING CLASSIFICATION FOR THE PROJECT AREA FROM CH/I, COMMERCIAL HIGHWAY/INDUSTRIAL TO RA, RESIDENTIAL APARTMENT.

(ZONE CHANGE NO. 2010-02)

WHEREAS, the City of Calexico filed an application to change the zoning classification for approximately 33.09 acres of land from "CH/I", Commercial Highway/Industrial to "R-A," Residential Apartment, (12.1-20 units/acre). The proposed project area is located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for changes to the approved Zoning Map; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a duly noticed public hearing held with respect to this item on September 27, 2010;

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered Negative Declaration 2010-02, prior to making a decision to recommend that the City Council approve the proposed amendment to the Zoning Map proposed in Zone Change 2010-02. The Planning Commission finds and determines that this project is consistent with the Calexico Municipal Code (CMC) and determines that a Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of Zone Change No. 2010-02, have been made as follows:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the

neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.

2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established with the Calexico Municipal Code (CMC).

Based on its analysis, staff has concluded that the requested Zone Change is consistent with the land use designations of the General Plan as amended and the Zone Change will assist in achieving the development of a well-balanced and functional mix of residential uses, within the City boundaries.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve the proposed Zone Change No. 2010-02 from CH/IND, Commercial Highway/Industrial to R-A, Residential Apartment. (12.1 to 20 units/acre)

Chairman, Carlton Hargrave
Calexico Planning Commission

PLANNING COMMISSION RESOLUTION FOR
ZONE CHANGE NO. 2010-01
Page 3 of 2

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010 -__ was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Armando G. Villa, Director of Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-18

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CALEXICO, CALIFORNIA,
RECOMMENDING APPROVAL OF NEGATIVE
DECLARATION NO. 2010-02 TO THE CITY COUNCIL
FOR GPA No. 2010-02 & ZC No. 2010-02.

WHEREAS, The City of Calexico has submitted an application for a General Plan Amendment and Zone Change for approximately 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the General Plan Amendment No. 2010-02 and Change of Zone No. 2010-02, together comprise the "project" as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code Section 21000 et seq., which is defined as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, Negative Declaration No. 2010-02 has been prepared to evaluate environmental impacts resulting with the project; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of recommending to the City Council approval of Negative Declarations; and

WHEREAS, public notice of said applications has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on September 27, 2010.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed Negative Declaration No. 2010-02, prior to making a decision to recommend approval to City Council. The Planning Commission finds and determines that the Negative Declaration No. 2010-02 is adequate and has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the Planning Commission, based upon the following findings and determinations:

PLANNING COMMISSION RESOLUTION FOR
NEGATIVE DECLARATION No. 2010-02
Page 2 of 3

SECTION 2. That in accordance with the California Environmental Quality Act and State Planning and Zoning Law and the law of the City of Calexico, the following findings for the approval of Negative Declaration have been made as follows:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and

This evaluation does not contemplate building at this time. Evaluation consisted of analyzing proposed land use and zoning.

2. There is no substantial evidence, in the light of the whole record before the agency, that the project as revised may have significant effect on the environment.

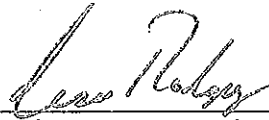
Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.

3. Mitigation measures have been required to ensure all potentially significant impacts are reduced to levels of insignificance.

No mitigation has been required. This is a Negative Declaration.

PLANNING COMMISSION RESOLUTION FOR
NEGATIVE DECLARATION No. 2010-02
Page 3 of 3

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND TO CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION No. 2010-02.



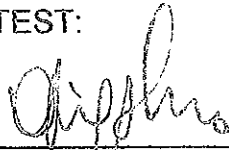
Acting Chairperson, Cesar Rodrigez
Calexico Planning Commission

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando G. Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-18 was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES: Rodriguez, Chairez, Cardenas, Lopez
NOES: None
ABSENT: Hargrave
ABSTAIN: None

ATTEST:



Armando G. Villa, Director Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CALEXICO APPROVAL OF AN AMENDMENT TO THE CITY'S GENERAL PLAN FROM CH, COMMERCIAL HIGHWAY TO HDR, HIGH DENSITY RESIDENTIAL (12.1 - 20 UNITS/ACRE) (GENERAL PLAN AMENDMENT NO. 2010-02)

WHEREAS, The City of Calexico has initiated proceedings to amend the City's General Plan to redesignate approximately 33.09 acres of land from CH, Commercial Highway to HDR, High Density Residential Land Usage. (12.1- 20 units/acre) The proposed project is located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for amendments to the City's General Plan; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a duly noticed public hearing held with respect to this item on September 27, 2010;

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the Negative Declaration 2010-02 prior to making a decision to recommend that the City Council approve the requested General Plan Amendment. The Planning Commission finds and determines that the Negative Declaration document is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the project and General Plan Amendment No. 2010-02, based upon the following findings and determinations:

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the requested General Plan Amendment No. 2010-02 have been made as follows:

1. The proposed General Plan Amendment will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment would establish a designation consistent and beneficial to other approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

3. The proposed General Plan Amendment would establish a land use designation and usage more in character with the subject property's location, access, and constraints.

The proposed General Plan Amendment would establish a designation consistent and in character with approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

4. The proposed General Plan Amendment will not have a significant effect on the environment.

Negative Declaration 2010-02 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The Negative Declaration analyzes the environmental effects of the General Plan Amendment No. 2010-02. Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.

PLANNING COMMISSION RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
Page 3 of 3

5. The proposed General Plan Amendment is consistent with the adopted Housing Element.

The City's Housing Element was certified on June 25, 2010. This General Plan Amendment is consistent with the adopted Housing Element because it would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve the requested General Plan Amendment No. 2010-02.



Acting Chairperson, Cesar Rodriguez
Calexico Planning Commission

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-19 was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES: Rodriguez, Chairez, Cardenas, Lopez
NOES: None
ABSENT: Hargrave
ABSTAIN: None

ATTEST:



Armando G. Villa, Director of Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CHANGE IN THE ZONING CLASSIFICATION FOR THE PROJECT AREA FROM CH/I, COMMERCIAL HIGHWAY/INDUSTRIAL TO RA, RESIDENTIAL APARTMENT.

(ZONE CHANGE NO. 2010-02)

WHEREAS, the City of Calexico filed an application to change the zoning classification for approximately 33.09 acres of land from "CH/I", Commercial Highway/Industrial to "R-A," Residential Apartment, (12.1-20 units/acre). The proposed project area is located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for changes to the approved Zoning Map; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a duly noticed public hearing held with respect to this item on September 27, 2010;

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered Negative Declaration 2010-02, prior to making a decision to recommend that the City Council approve the proposed amendment to the Zoning Map proposed in Zone Change 2010-02. The Planning Commission finds and determines that this project is consistent with the Calexico Municipal Code (CMC) and determines that a Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of Zone Change No. 2010-02, have been made as follows:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the

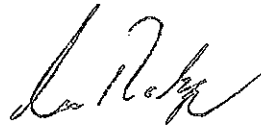
neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.

2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established with the Calexico Municipal Code (CMC).

Based on its analysis, staff has concluded that the requested Zone Change is consistent with the land use designations of the General Plan as amended and the Zone Change will assist in achieving the development of a well-balanced and functional mix of residential uses, within the City boundaries.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve the proposed Zone Change No. 2010-02 from CH/IND, Commercial Highway/Industrial to R-A, Residential Apartment. (12.1 to 20 units/acre)



Acting Chairperson, Cesar Rodriguez
Calexico Planning Commission

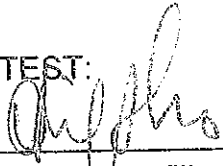
PLANNING COMMISSION RESOLUTION FOR
ZONE CHANGE NO. 2010-01
Page 3 of 2

STATE OF CALIFORNIA)
CITY OF CALEXICO) ss.
COUNTY OF IMPERIAL)

I Armando Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-20 was adopted by the Planning Commission at a meeting conducted on September 27, 2010 by the following vote:

AYES: Rodriguez, Chairez, Cardenas, Lopez
NOES: None
ABSENT: Hargrave
ABSTAIN: None

ATTEST:



Armando G. Villa, Director of Community Development
Secretary to the Planning Commission

RESOLUTION NO. 2010-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO ADOPTING NEGATIVE DECLARATION
NO. 2010-02 FOR GPA No. 2010-02 & ZC No. 2010-02.**

PROJECT: General Plan Amendment No. 2010-02 and Zone Change No. 2010-02. The General Plan Amendment proposes to redesignate the project site from CH, Commercial Highway to HDR, High Density Residential usage. The Zone Change proposes to rezone the project site from CH and IND, Commercial Highway and Industrial to RA, Residential Apartment (12.1 to 20.0 units/acre) for approximately 33.09 acres of land located on the corner of the Scaroni frontage road and Robinson Avenue.

WHEREAS, The City of Calexico has submitted an application for a General Plan Amendment and Zone Change for approximately 33.09 acres of land located at the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of parcel maps at Page 87 in the Office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the General Plan Amendment No. 2010-02 and Change of Zone No. 2010-02, together comprise the "project" as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code Section 21000 et seq., which is defined as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, Negative Declaration No. 2010-02 has been prepared to evaluate environmental impacts which may result from the project; and

WHEREAS, the City of Calexico provided a notice of intent to adopt Negative Declaration No. 2010-02 as required by CEQA; and

WHEREAS, the City of Calexico provided a period for public review of Negative Declaration No. 2010-02 of not less than 20 days as required by CEQA; and

WHEREAS, the Planning Commission of the City of Calexico held a duly noticed public hearing on September 27, 2010, considered Negative Declaration No. 2010-02, and adopted a resolution recommending that the City Council approve the Negative Declaration; and

WHEREAS, public notice of said applications has been given and the City Council has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on October 19, 2010.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO,
CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council has considered the proposed Negative Declaration No. 2010-02, together with any comments received during the public review process, prior to making a decision concerning approval of General Plan Amendment No. 2010-02 and Change of Zone No. 2010-02.

SECTION 2. The City Council finds and determines that Negative Declaration No. 2010-02 is adequate and has been prepared in accordance with the requirements of CEQA and reflects the independent judgment and analysis of the City Council.

SECTION 3. The City Council finds and determines that there is no substantial evidence in the record before the City Council that the project may have significant effect on the environment.

SECTION 4. Based on the foregoing findings, the City Council hereby adopts Negative Declaration No. 2010-02.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California, held on this ____ day of _____, 2010.

CITY OF CALEXICO

John Moreno, Mayor

ATTEST:

Lourdes Cordova
City Clerk

APPROVED AS TO FORM:

Jennifer M Lyon, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF CALEXICO)

I, Lourdes Cordova, City Clerk of the City of Calexico, California, do hereby certify that the foregoing Resolution No. 2010-____ was duly and regularly adopted at a regular meeting of the City Council of the City of Calexico, California held on this _____ day of _____, 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Lourdes Cordova, City Clerk

RESOLUTION NO. 2010-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CALEXICO, CALIFORNIA APPROVING AN
AMENDMENT TO THE CITY'S GENERAL PLAN FROM
CH, COMMERCIAL HIGHWAY TO HDR, HIGH DENSITY
RESIDENTIAL USAGE FOR 33.09 ACRES OF PROPERTY
GENERALLY LOCATED ON THE CORNER OF THE
SCARONI FRONTAGE ROAD AND ROBINSON AVENUE.
(GENERAL PLAN AMENDMENT NO. 2010-02)**

WHEREAS, the City of Calexico has initiated proceedings to amend the City's General Plan from CH, Commercial Highway to HDR, High Density Residential for approximately 33.09 acres of property located on the corner of the Scaroni frontage road and Robinson Avenue. The subject property can be further described as the "Remainder" on Parcel Map No. 059-010-20, which was recorded as Document No. 02-23435 in Book 11 of Parcel Maps at Page 87 in the office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, Section 65361(a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of approving amendments to the City's General Plan; and

WHEREAS, the Planning Commission, at its regular meeting on Sept. 27, 2010, held a duly noticed public hearing, and recommended to the City Council approval of General Plan Amendment No. 2010-02, with the adoption of Resolution No. 2010-19; and

WHEREAS, public notice of said application has been given, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on October 19, 2010.

NOW THEREFORE, the City Council of the City of Calexico, California DOES HEREBY RESOLVE as follows:

SECTION 1. The City Council has considered and approved Negative Declaration 2010-02, prior to making a decision to approve the requested General Plan Amendment. The City Council finds and determines that Negative Declaration No. 2010-02, prepared for the proposal, is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the General Plan Amendment No. 2010-02.

SECTION 2. That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the requested General Plan Amendment No. 2010-02 have been made as follows:

CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
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1. The proposed General Plan Amendment will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the area of the proposed amendment. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of the project.

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment would establish a designation consistent and beneficial to other approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs.

3. The proposed General Plan Amendment would establish a land use designation and usage more in character with the subject property's location, access, and constraints.

The proposed General Plan amendment would establish a land use designation consistent and in character with approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting required housing needs.

4. The proposed General Plan Amendment will not have a significant effect on the environment.

Negative Declaration 2010-02 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The Negative Declaration analyzes the environmental effects of the General Plan Amendment No. 2010-02. Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.

5. The proposed General Plan Amendment is consistent with the adopted Housing Element.

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GENERAL PLAN AMENDMENT NO. 2010-02
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The City's Housing Element was certified on June 25, 2009. This General Plan Amendment is consistent with the adopted Housing Element and would be a logical extension of the City's residential growth and also assist the city with meeting the required regional affordable housing needs pursuant to the California Housing and Community Development Office.

NOW, THEREFORE, based on the above findings, the City Council of the City of Calexico, California DOES HEREBY APPROVE General Plan Amendment No. 2010-02.

PASSED, APPROVED AND ADOPTED THE ____ DAY OF ____ 2010

CITY OF CALEXICO

JOHN MORENO, MAYOR

CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
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ATTEST:

LOURDES CORDOVA, CITY CLERK

APPROVED AS TO FORM:

JENNIFER M. LYON, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS.
CITY OF CALEXICO)

I, LOURDES CORDOVA, CITY CLERK OF THE CITY OF CALEXICO, CALIFORNIA DO
HEREBY CERTIFY THAT THE ABOVE FOREGOING RESOLUTION NO. 2010-__, WAS
DULY PASSED AND ADOPTED BY THE CITY OF CALEXICO ON THIS ____ DAY OF
____ 2010 BY THE FOLLOWING VOTE TO WIT:

AYES:
NOES:
ABSENT:
ABSTAIN:

LOURDES CORDOVA, CITY CLERK

S E A L

**CITY COUNCIL RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2010-02
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA APPROVING A CHANGE OF ZONE CHANGE FROM CH AND IND, COMMERCIAL HIGHWAY AND INDUSTRIAL TO RA, RESIDENTIAL APARTMENT (12.1 - 20 UNITS/ACRE) FOR APPROXIMATELY 33.09 ACRES OF LAND GENERALLY LOCATED ON THE CORNER OF THE SCARONI FRONTAGE ROAD AND ROBINSON AVE.

(ZONE CHANGE No. 2010-02)

WHEREAS, the City of Calexico initiated an application to change the zoning classification from CH and IND, Commercial Highway and Industrial to RA, Residential Apartment for approximately 33.09 acres of land located on the corner of the Scaroni frontage road and Robinson Ave. herein depicted on map attached as Exhibit A. The subject property can be further described as the "Remainder" on Parcel Map No. 059-010-20, which was recorded as document No. 02-23435 in Book 11 of Parcel Maps at Page 87 in the office of the County Recorder of Imperial County on September 13, 2002; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of approving changes to the City's Zoning Map; and

WHEREAS, the Planning Commission, at its regular meeting on September 27, 2010, held a duly noticed public hearing, and recommended to the City Council approval of Zone Change No. 2010-02 with the adoption of Resolution No. 2010-20; and

WHEREAS, the City Council held a duly noticed public hearing on October 19, 2010 at which time all interested parties were given an opportunity to address the City Council on these matters; and

WHEREAS, the City Council of the City of Calexico, California finds that the proposed Zone Change is consistent with the policies and goals of the adopted General Plan and in accordance with State Planning and Zoning law and the City Municipal Code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The above-listed recitals and findings are true and correct.

SECTION 2. The City Council has considered the report and recommendation of the Planning Commission. The City Council has also considered and approved Negative Declaration No. 2010-02, prior to making a decision to approve the proposed amendment to the Zoning Map. The City Council finds and determines that Negative Declaration No. 2010-02 prepared for the proposal is adequate and has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and its implementing guidelines.

**CITY COUNCIL ORDINANCE FOR
ZONE CHANGE NO. 2010-02
Page 2 of 4**

SECTION 3. That in accordance with State Planning and Zoning law, the City of Calexico Municipal Code, and substantial evidence in the record, the following findings for the approval of proposed Zone Change No. 2010-02 have been made:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed zone change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of the project.

2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established under the Calexico Municipal Code (CMC).

Based on its analysis, staff has concluded that the requested Zone Change is consistent with land use designations of the General Plan as amended and the Zone Change will assist in achieving the development of a well-balanced and functional mix of residential uses, within the City boundaries.

SECTION 4. Zone Change No. 2010-02 is hereby approved and the Official Zoning Map of the City shall be amended to reflect Zone Change No. 2010-02, for the "Remainder" on Parcel Map No. 059-010-20, which was recorded as document No. 02-23435 in Book 11 of Parcel Maps at Page 87 in the office of the County Recorder of Imperial County on September 13, 2002.

SECTION 5. Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions or clauses or applications therefore which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

PASSED, APPROVED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California held on this ____ day of _____ 2010.

CITY OF CALEXICO

JOHN MORENO, MAYOR

CITY COUNCIL ORDINANCE FOR
ZONE CHANGE NO. 2010-02
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ATTEST:

LOURDES CORDOVA, CITY CLERK
APPROVED AS TO FORM:

JENNIFER M. LYON, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS
CITY OF CALEXICO)

I Lourdes Cordova, City Clerk of the City of Calexico, California, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. ____, that was duly and regularly introduced at a regular meeting of said City Council held on ____, 2010 and was adopted by said City Council at a regular meeting held on ____, 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LOURDES CORDOVA, CITY CLERK

**CITY COUNCIL ORDINANCE FOR
ZONE CHANGE NO. 2010-02
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